



FREQUENTLY ASKED QUESTIONS (FAQ) REGARDING THE WABO INSPECTION REQUIREMENT

What is WABO?

WABO is an acronym for Washington Association of Building Officials. Building officials administer enforcement of building and related codes prescribed by state & local governments intended to protect life, health, and property. To learn more about WABO, visit their website at www.wabo.org.

What is the history behind this requirement?

Effective July 1, 2001, the Washington State Building Code Council changed the classification for adult family homes from Group Long-term Care Occupancy to Group R-3 Occupancy (single family dwellings). Because there are some specific life safety issues facing adult family homes that do not exist in typical single-family dwellings, there are specific added requirements in Uniform Building Code (UBC) 310.14 IRC 30 WAC 51-51-0324 Section R324.

The building official will use a checklist to conduct the inspection of the home. This checklist was developed by WABO to ensure that the home meets current building and fire safety codes for single-family dwellings.

[Access the WABO Checklist](#)

Does the requirement apply to my adult family home?

The regulations noted in UBC 310.14 WAC 51-51-0324 Section R324 apply only to all newly constructed adult family home AND all existing single-family homes being converted to adult family homes. If you are purchasing a currently licensed home, no WABO inspection is required, as long as the licensee remains licensed until you become licensed.

Is there a reason that I won't need an inspection by a local building official?

This requirement does not apply to an adult family home that is currently licensed or a home that was licensed by DSHS prior to July 1, 2001, if the home has remained licensed continuously.

What if I've already submitted my application to RCS without a completed WABO Checklist?

RCS requires a WABO Checklist completed by a local building official to complete the application for AFH licensure. If your application was submitted without a completed WABO Checklist, RCS will send you an "incomplete application" notification letter, along with a copy of the checklist. No further action will be taken on your application until the required information is supplied.

What do I need to do once I have the checklist?

[Contact your local building official](#) to schedule an inspection of the prospective AFH. Note: WABO does not do inspections; please do not contact WABO directly, as they can only refer you back to your local official. You will be responsible for any fee associated with this inspection.

The building official will conduct the inspection based on the established checklist, then complete and sign the form. To avoid delay in processing your application, please be sure prior to submitting that you have signed the front page of the form and checked the appropriate box to indicate whether you are the property owner, applicant, or licensee.

How do I find out who my local building official is?

The [WABO website](#) has a link on the home page, the left-hand side, that reads "[Find Your Local Building Official](#)". Click on your county on the Washington map and find the official(s) in your city.

What if the home doesn't pass the inspection?

If anything other than "passed" is checked at the bottom of the 2 nd page of the WABO Checklist, the RCS Field Manager and/or [AFH Enforcement Officer](#) will review the findings of the building official, make a determination of appropriate action, and notify you in writing of the decision.